

626
This instrument was prepared by

This Form furnished by:

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of -----SEVEN THOUSAND, FIFTY-EIGHT AND 17/100 (\$7,058.17)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

MICHAEL PHILIP TORQUATO and wife, JUDITH A. TORQUATO,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

NASABE JOHN HABSHEY, an unmarried man,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE REVERSE SIDE MARKED "EXHIBIT A" FOR LEGAL DESCRIPTION AND EXCEPTIONS THERETO:

BOOK 008 PAGE 379
Grantee herein, as part of the purchase price and consideration for this deed assumes and agrees to pay the indebtedness evidenced by that certain mortgage made by Michael Philip Torquato and wife, Judith A. Torquato to Real Estate Financing, Inc., dated August 29, 1980, which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama, in Mortgage Book 405, Page 426; which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 375, Page 684 in the Office of the Judge of Probate Court of Shelby County, Alabama. And for the same consideration Grantee herein hereby assumes the obligations of Michael Philip Torquato and wife, Judith A. Torquato, under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of November, 1984

(SEAL)

Michael Philip Torquato
Michael Philip Torquato (SEAL)

(SEAL)

Judith A. Torquato
Judith A. Torquato (SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA }
SHELBY } COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Michael Philip Torquato and wife, Judith A. Torquato,

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, A.D. 1984.

Daniel M. Spitler
Notary Public

EXHIBIT "A"

Lot 8, Block 2, according to Amended Map of Wildewood Village, as recorded in Map Book 8 page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Public utility easements as shown by recorded plat, including 10 foot easement on the Easterly side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 35 page 310 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 315 page 207 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 329 page 419 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Deed Book 329 page 790 and Misc. Book 34 page 515 and covenants pertaining thereto recorded in Misc. Book 34 page 521 in Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 14 AM 8:14 Deed Tax

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

7.50
5.00
1.00

13.50

BOOK 800 PAGE 380

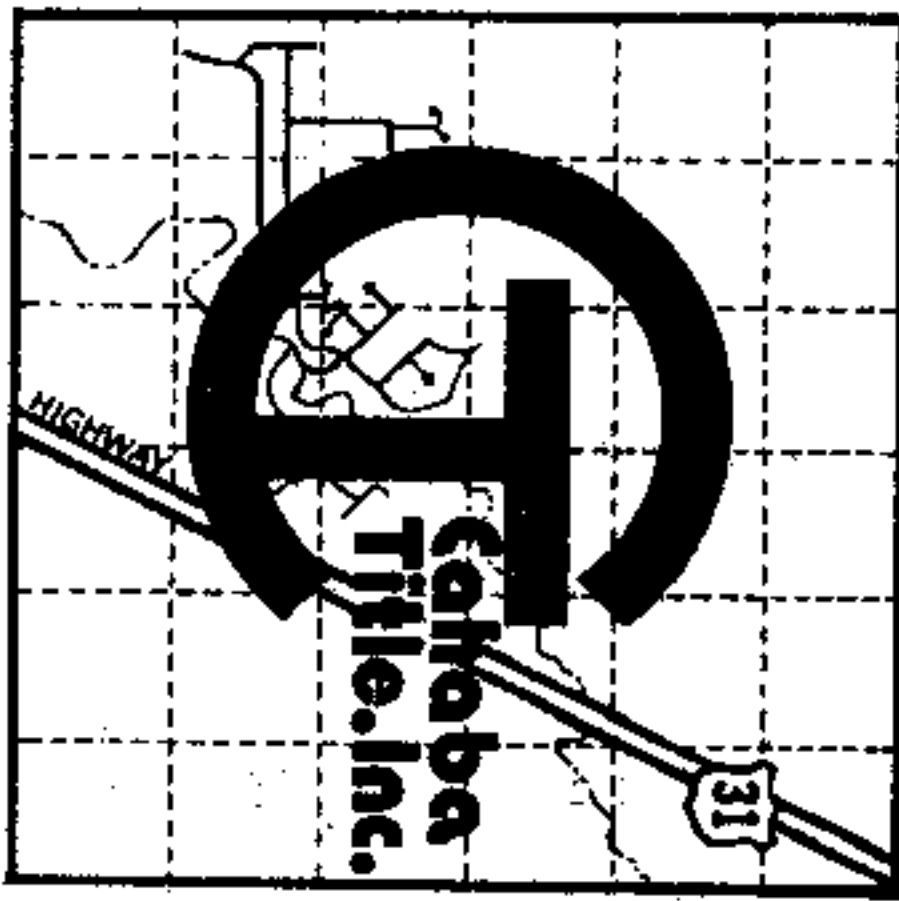
BOOK 800 PAGE 380

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

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